THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

L L Mat
Affiant

SUBSCRIBED AND SWORN to before me, this the 14th day of June, 2024.

Notary Public
My Commission Expires: 9/8/25

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1148116 DEEDQC
06/17/2024 01:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240617-0045303

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Taneisha Harvey, Trustee of the Taneisha Harvey Revocable Trust and Alphonso Will Harvey, Jr., Trustee of the Alphonso Will Harvey Jr. Revocable Trust 810 Dominican Dr., Ste. 213 Nashville, TN 37228	New Owner	06900008300

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Taneisha Micole Alexander Harvey and Alphonso Will Harvey, Jr., married** ("Grantors"), have bargained and sold, and by these presents do hereby Quitclaim and convey unto **Taneisha Harvey, Trustee of the Taneisha Harvey Revocable Trust u/a/d December 13, 2021, as to a 50% interest and Alphonso Will Harvey, Jr., Trustee of the Alphonso Will Harvey, Jr. Revocable Trust u/a/d December 13, 2021, as to a 50% interest** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Tract 1

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Being part of Lot No. 2 on the plan of the Lands of W.J. Drake, deceased, as of record in Minute Book J, pages 396-397, County Court for said County, described according to a survey made by Ralph W.C. Lambert, dated 05/05/1963 as follows:

Beginning at an iron pin on the easterly margin of Drakes Branch Road at the intersection of the easterly margin of said road and the northerly line of Lot No. 43 of Block DD on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee; thence with the easterly margin of said road, N 02°06'E 200.2 feet to an iron pin; thence S 85°31'E 778 feet to an iron pin; thence S 04°10'E 202.7 feet to an iron pin in the northerly line of said Fairview Subdivision; thence with same N 85°31'W 800 feet to the beginning, containing 3.62 acres, more or less.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from the conveyance is the following tract as follows, to-wit:

Being a part of Lot 2 on the Plan of the Lands of W.J. Drake, deceased, as of record in Minute Book J, pages 396-397, County Court for said County, described according to a survey made by Ralph W.C. Lambert, Surveyor, dated 05/05/1963 and 05/25/1964 as follows:

Beginning at an iron pin on the easterly margin of Drakes Branch Road, at the intersection of the easterly margin of said road and the northerly line of Lot 43 of Block DD on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for said county; thence with the easterly margin of said road, N 02°06'E 200.2 feet to an iron pin; thence S 85°31'E 400 feet to an iron pin; thence S 02°06'W 201.4 feet to an iron pin in the northerly line of said Fairview Subdivision; thence with the said line, N 85°31'W 400 feet to the point of beginning, containing 1.75 acres, more or less. Said tract is not improved.

Being a portion of the same property conveyed to Dean Ray Cunningham by Quitclaim Deed from Joyce Hardin Cunningham, dated July 23, 1997 and filed for record in Book 10539, page 740, Register's Office for Davidson County, Tennessee.

Tract 2

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Being part of Lot No. 2 on the Plan of the Lands of W.J. Drake, deceased, as of record in Minute Book "J", pages 396 and 397, Davidson County Court, and further described according to a survey made by Ralph W.C. Lambert, Surveyor, September 13, 1964, as follows:

Beginning at an iron pin at the southeast corner of the property conveyed to J.C. Hardin (Book 3538, page 128, RODCT); thence North 85 degrees 31'east 200 feet to an iron pin on the westerly margin of an undeveloped street; thence with same northwardly 105 feet; thence westwardly 200 feet to said Hardin's eastern boundary line; thence southwardly 102.7 feet to the beginning.

Being the same property conveyed to Taneisha Micole Alexander Harvey and husband Alphonso Will Harvey Jr. by Quitclaim Deed from Taneisha M. Harvey, of record in Instrument No. 20211221-0168543, Register's Office for Davidson County, Tennessee, dated December 17, 2021 and filed for record on December 21, 2021. And further, being the same property conveyed to Taneisha M Harvey by Warranty Deed from Dean Ray Cunningham, of record in Instrument No. 20210426-0054918, Register's Office for Davidson County, Tennessee, dated April 23, 2021 and filed for record on April 26, 2021.

The said Taneisha Micole Alexander Harvey being one and the same person as Taneisha Harvey and Taneisha M. Harvey.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 4011 Timothy Drive, Nashville, TN 37218.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 14th day of June 2024.

GRANTOR(S):

Taneisha Micole Alexander Harvey

Taneisha Micole Alexander Harvey

Alphonso Will Harvey Jr.

Alphonso Will Harvey, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 14th day of June 2024, before me personally appeared Taneisha Micole Alexander Harvey and Alphonso Will Harvey, Jr. to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of June 2024.

Shauna Daniels

Notary Public

My Commission Expires: 9/8/25

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

These Trusts ("The Taneisha Harvey Revocable Trust u/a/d December 13, 2021" and "The Alphonso Will Harvey, Jr. Revocable Trust u/a/d December 13, 2021") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 14, 2024.

Affiant
Date: June 17, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 17 day of June 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY